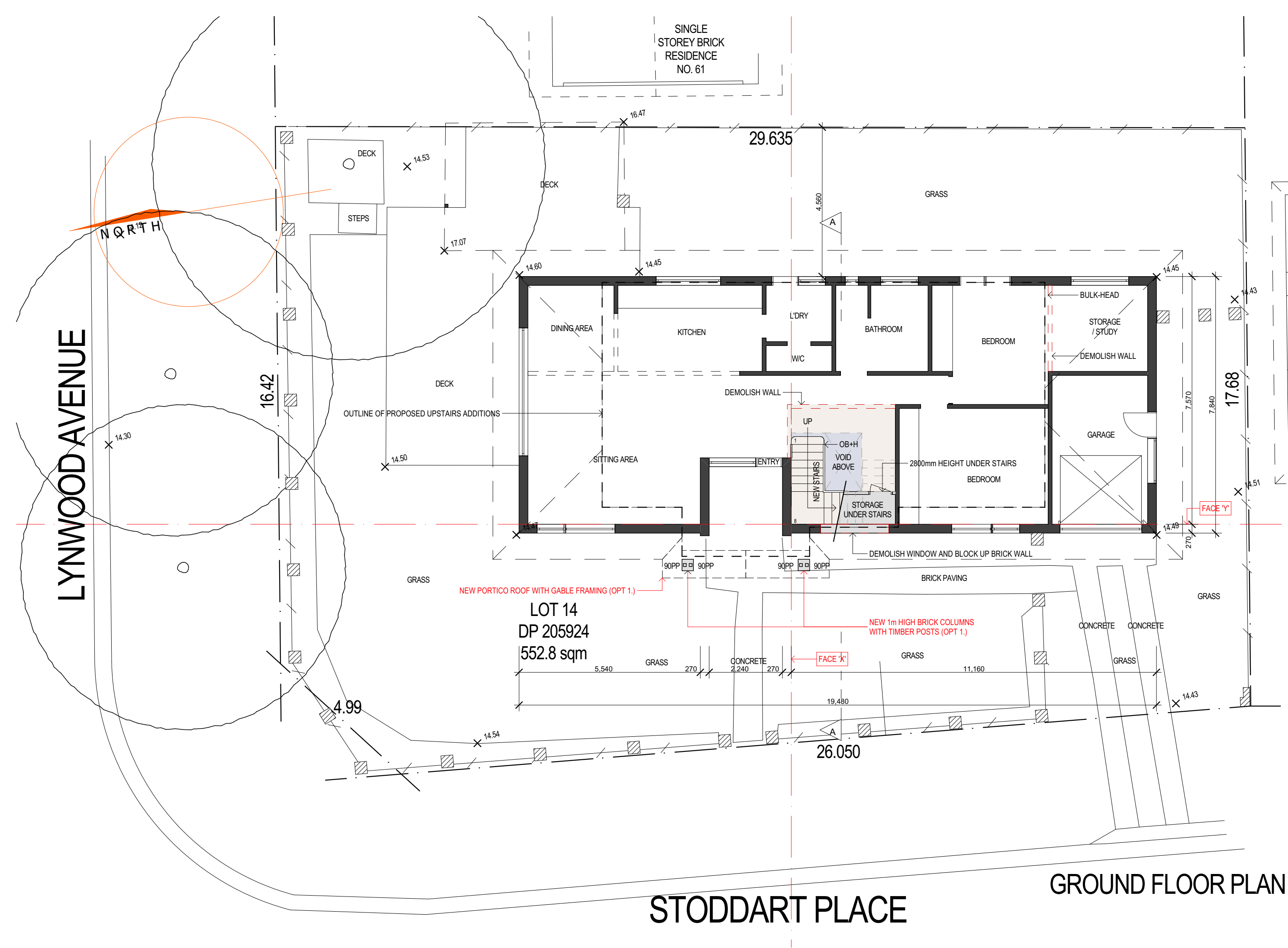
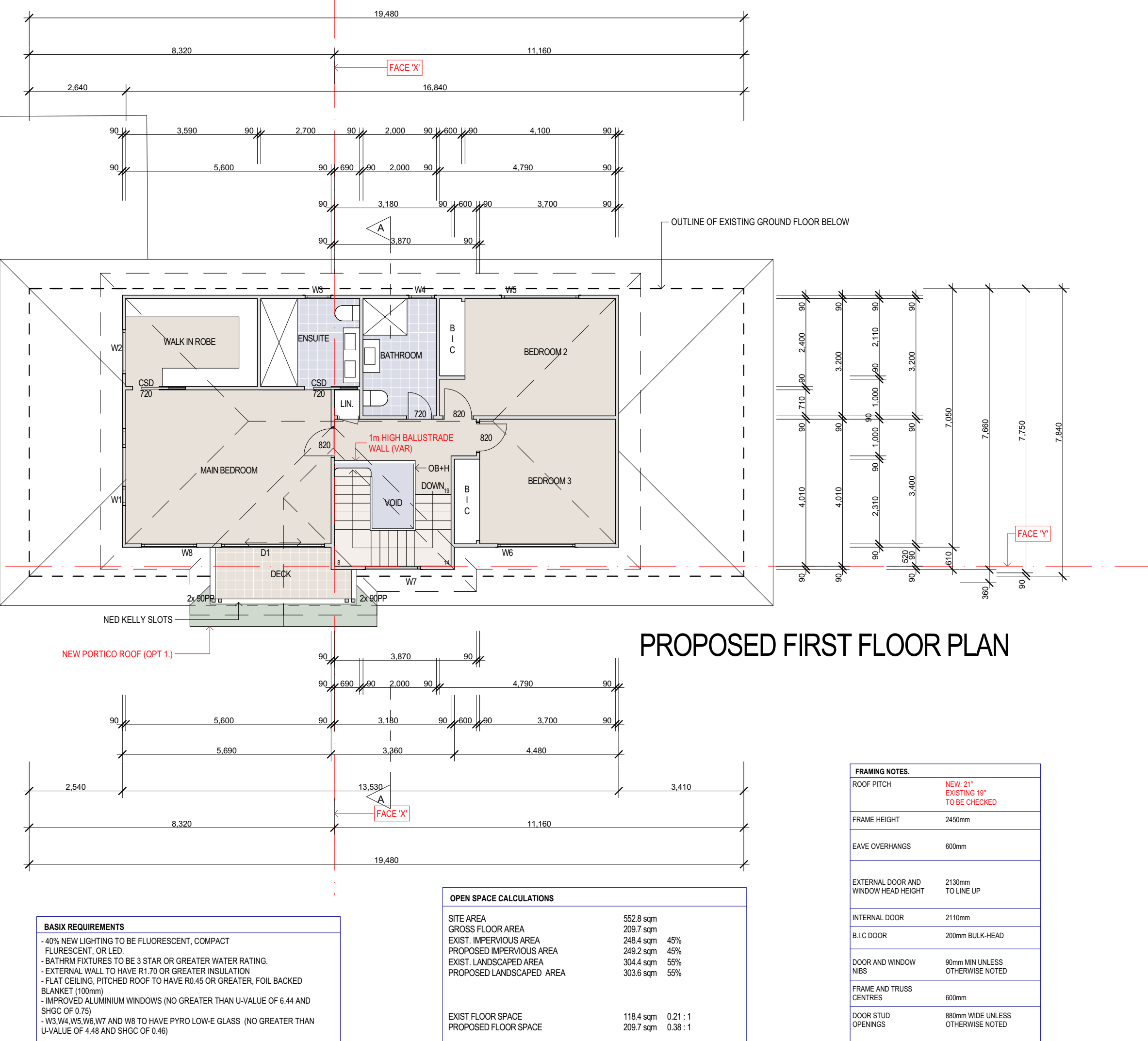




STODDART PLACE

GROUND FLOOR PLAN

LEGEND & GENERAL NOTES	
VAR	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BC	BUILT IN CURBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT	OPTION
OB/H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP/S	DOWNPIPE AND SPREADER
NOTE 1 ON SITE	
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE	
CONSTRUCTION LEVELS SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	
SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TIM WORKING BEFORE FINALISING FLOOR STRUCTURE	

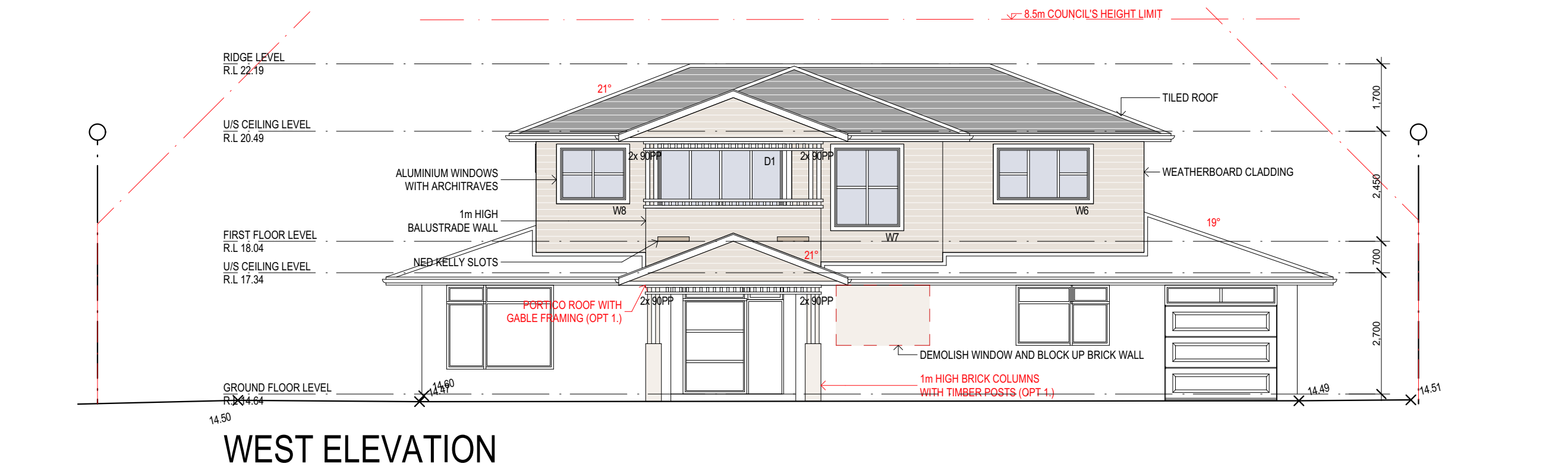


PROPOSED FIRST FLOOR PLAN

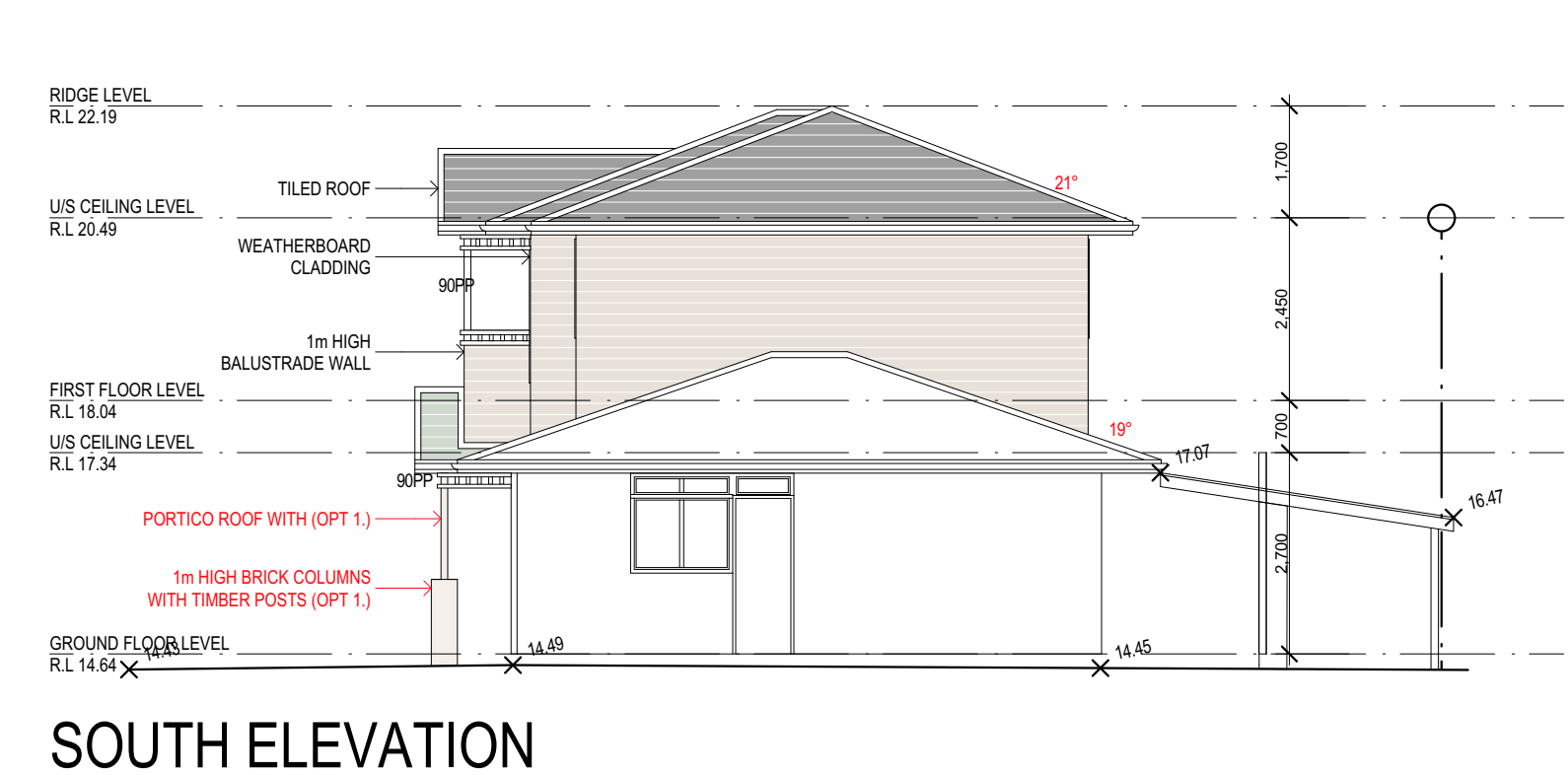
FRAMING NOTES:	
ROOF PITCH	NEW 21° EXISTING 19° TO BE CHECKED
FRAME HEIGHT	2400mm
EAVE OVERHANGS	600mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B/LC DOOR	200mm BULKHEAD
DOOR AND WINDOW NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	80mm WIDE UNLESS OTHERWISE NOTED

OPEN SPACE CALCULATIONS	
SITE AREA	552.8 sqm
GROSS FLOOR AREA	209.7 sqm
EXIST. IMPERVIOUS AREA	248.4 sqm 45%
PROPOSED IMPERVIOUS AREA	248.2 sqm 45%
EXIST. LANDSCAPED AREA	304.4 sqm 55%
PROPOSED LANDSCAPED AREA	303.6 sqm 55%
EXIST FLOOR SPACE	118.4 sqm 0.21 : 1
PROPOSED FLOOR SPACE	209.7 sqm 0.38 : 1

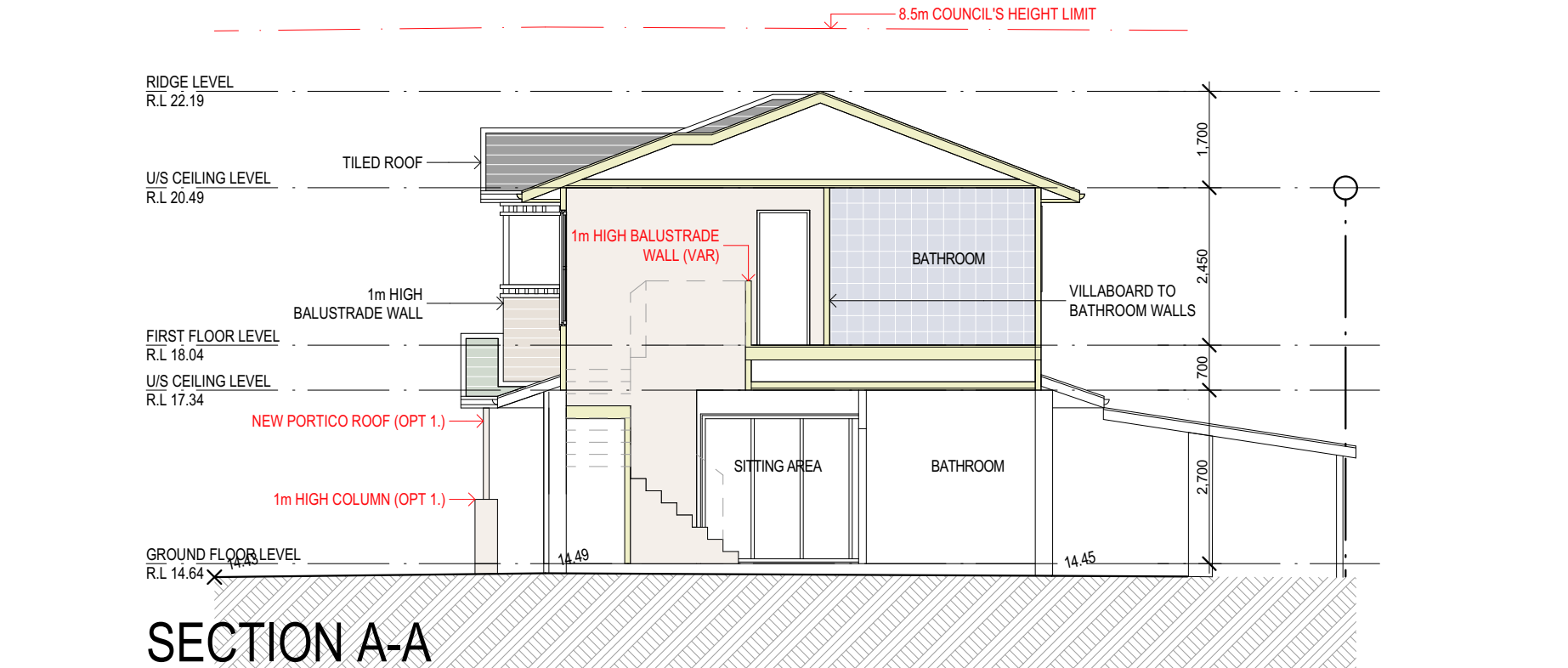
BASIS REQUIREMENTS	
-40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED	
-BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.	
-EXTERNAL WALL TO HAVE R1.0 OR GREATER INSULATION.	
-FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER FOIL BACKED BLANKET (100mm)	
-IMPROVED ALUMINIUM WINDOWS (NO GREATER THAN U-VALUE OF 6.44 AND SHGC OF 0.75)	
-W3, W4, W5, W6, W7 AND W8 TO HAVE PYRO LOW-E GLASS (NO GREATER THAN U-VALUE OF 4.48 AND SHGC OF 0.48)	



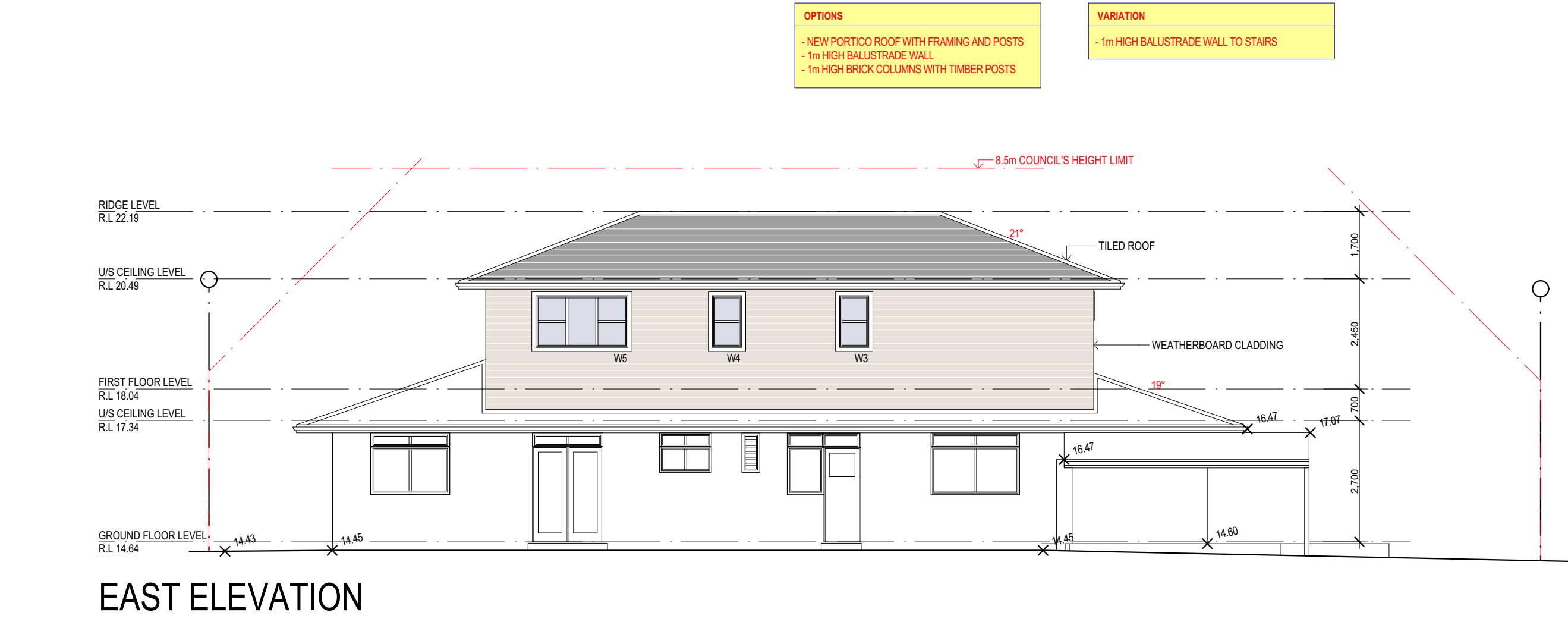
WEST ELEVATION



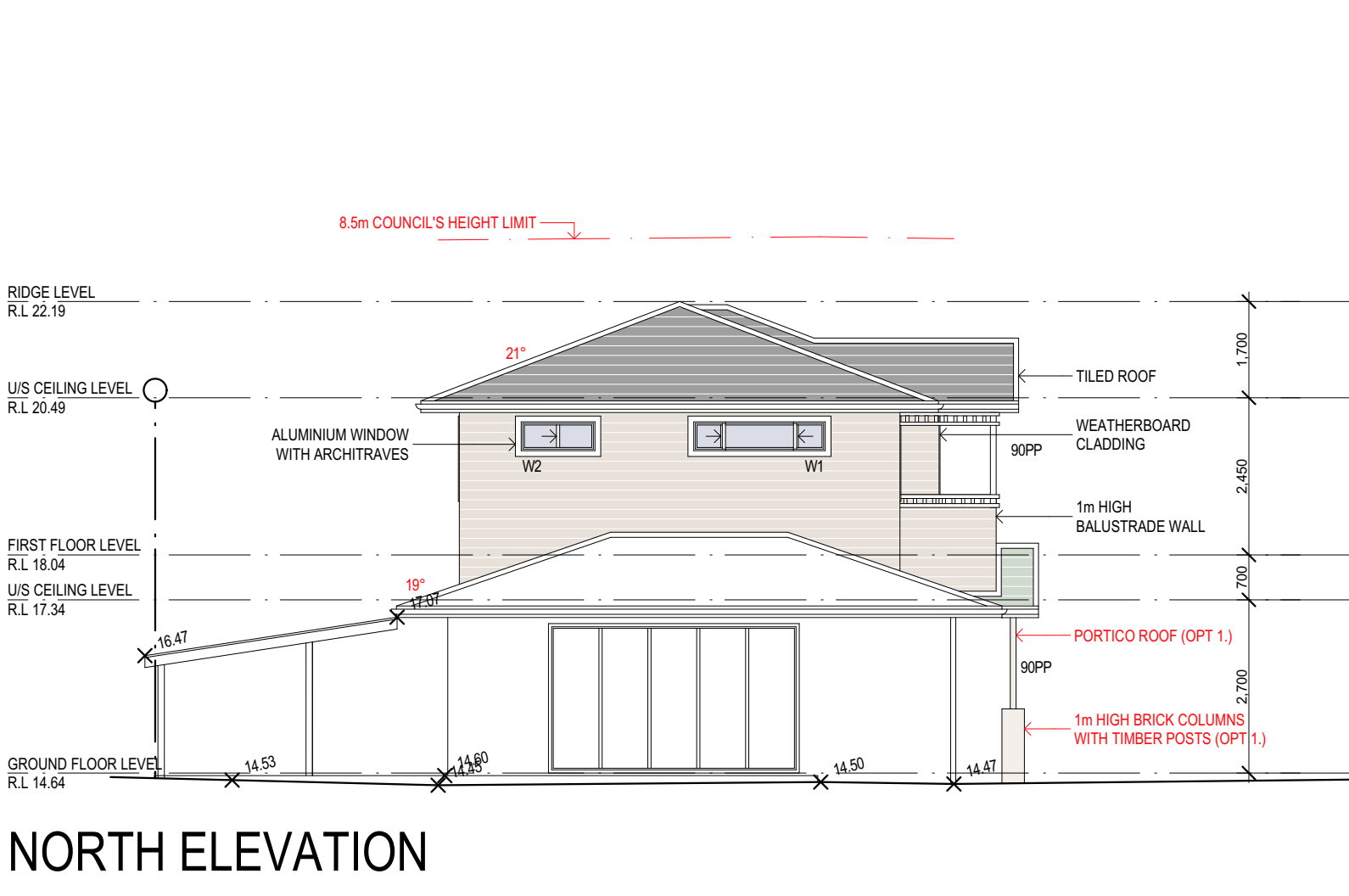
SOUTH ELEVATION



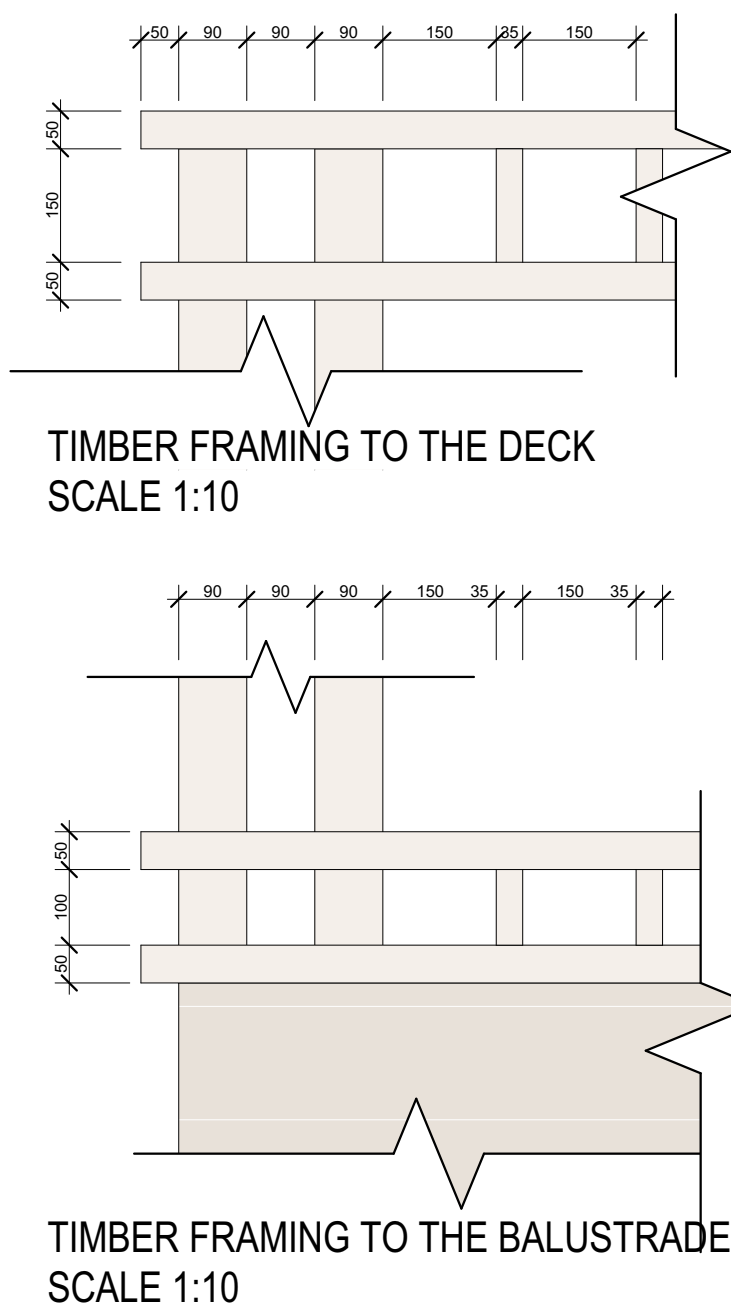
SECTION A-A



EAST ELEVATION



NORTH ELEVATION

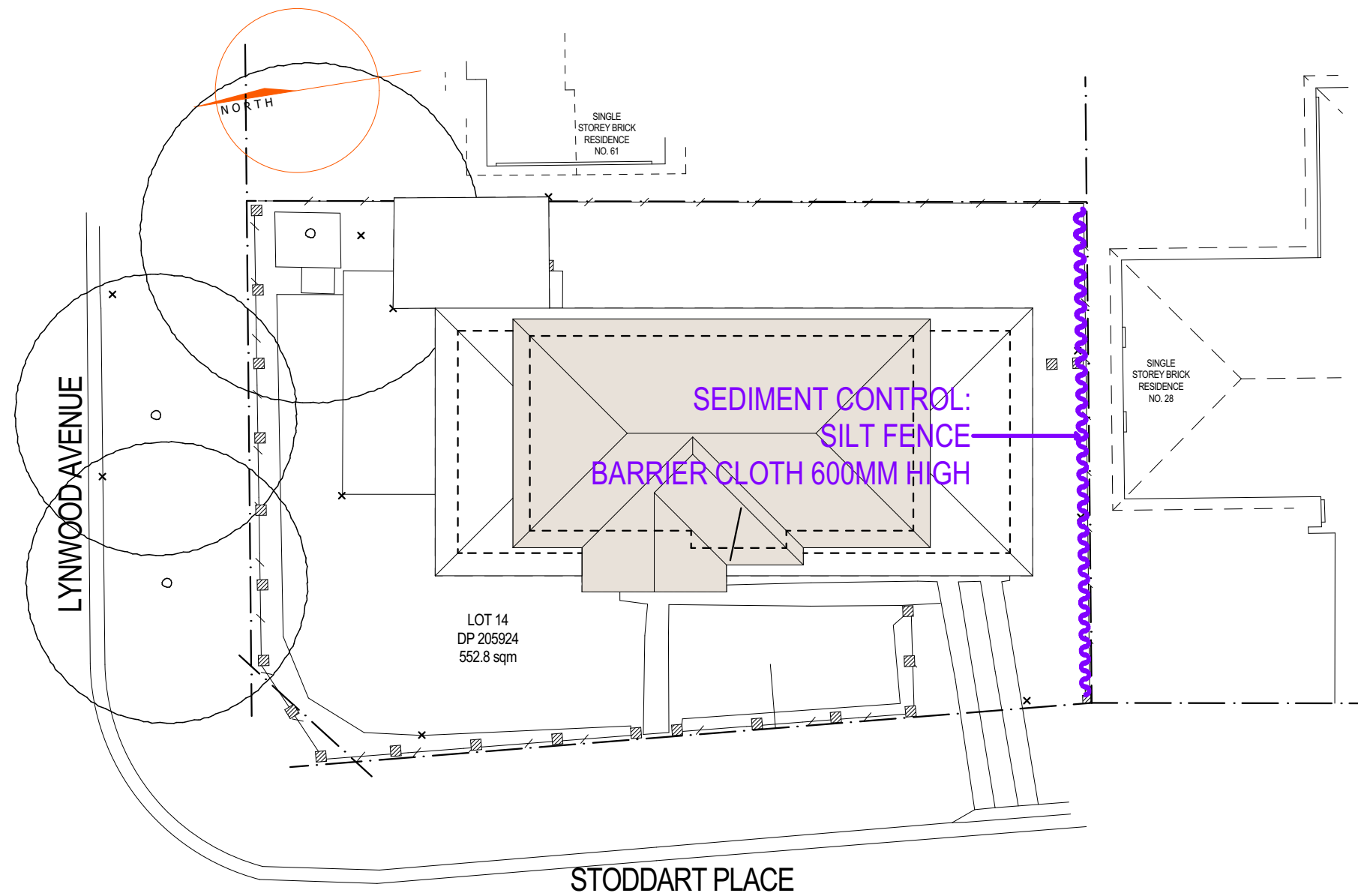


ARTIST'S IMPRESSION FOR ILLUSTRATION PURPOSES ONLY, NOT TO BE READ AS A WORKING DRAWING

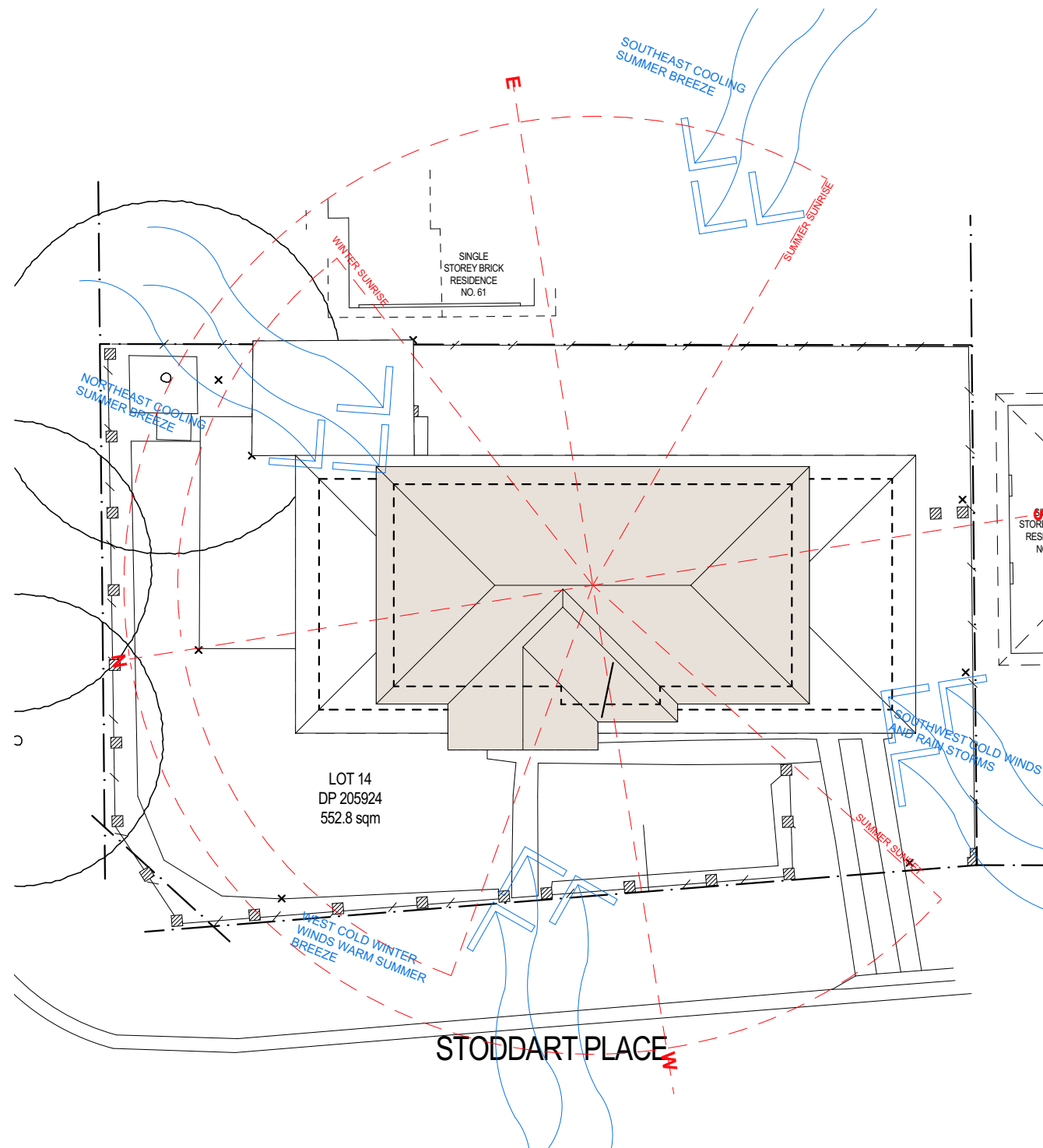
TIM'S COMMENTS			DATE	08/12/20	NO.	REVISION		DATE	BY
PROJECT TITLE. First Floor Additions at: 30 Stoddart Pl, Dee Why NSW 2099					SCALE:	1:100	DATE:	22/12/20	
					DRAWN BY:	GK	CHECKED:	MB	
					TITLE: PLANS, ELEVATIONS AND SECTIONS				
					DRAWING NO.	9398 DA 1	ISSUE	B	

**ADD-STYLE**
HOME ADDITIONS
Upstairs & On Ground Specialists

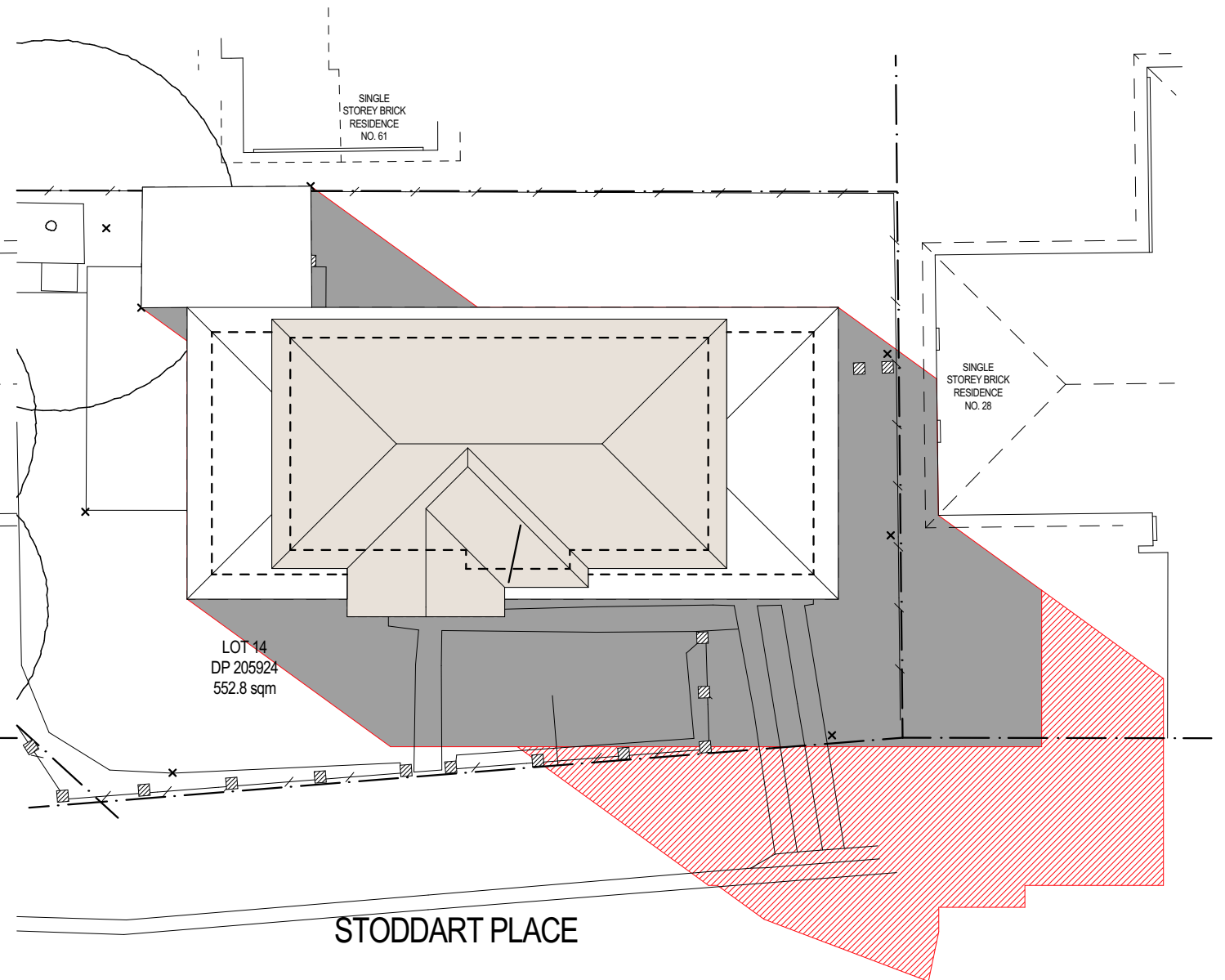
ADD-STYLE HOME ADDITIONS
5/19 CONDOMINE STREET
MANLY VALE 2093
PHONE (02) 9807 9055
EMAIL info@addstyle.com.au



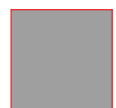
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	DATE 12/12/20					A	FOR COUNCIL	22/12/20	GK
	SCALE 1:200	DRAWN GK	CHECKED MB			NO.	REVISION	DATE	BY



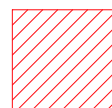
SITE ANALYSIS & WASTE MANAGEMENT PLAN



SHADOW DIAGRAM JUNE 21st AT 9am



EXISTING SHADOWS



NEW SHADOWS



ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT TITLE

Site Analysis & Shadow Diagrams

First Floor Additions at:
30 Stoddart Pl, Dee Why NSW 2099

DRAWING TITLE

Site Analysis and Shadow Diagrams

DATE

12/12/20

SCALE

1:200

DRAWN

GK

CHECKED

MB

DRAWING NO.

9398 DA 1

ISSUE

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NO.

FOR COUNCIL

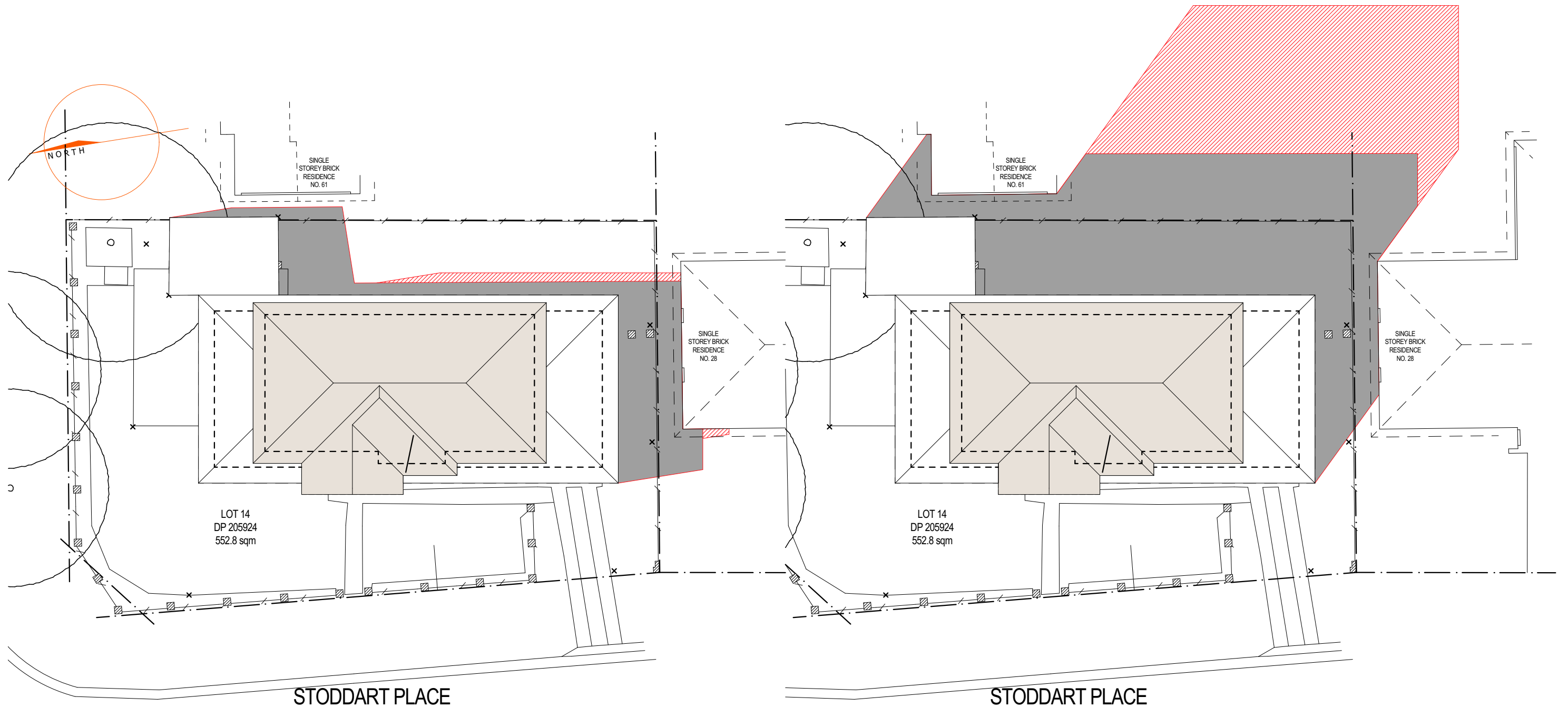
REVISION

22/12/20

DATE

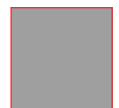
GK

BY

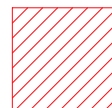


SHADOW DIAGRAM JUNE 21st AT 12pm

SHADOW DIAGRAM JUNE 21st AT 3pm



EXISTING SHADOWS



NEW SHADOWS



ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT TITLE

Site Analysis & Shadow Diagrams

First Floor Additions at:
30 Stoddart Pl, Dee Why NSW 2099

DRAWING TITLE

Site Analysis and Shadow Diagrams

DATE

12/12/20

SCALE

1:200

DRAWN

GK

CHECKED

MB

DRAWING NO.

9398 DA 1

ISSUE

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NO.

REVISION

22/12/20

DATE

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BY